

Utility Extension Project – Maras Street, 13th Street, and Hansen Avenue

Virtual Open House

City of Shakopee
August 28, 2020

Welcome to the Webinar

Hosts:

- **Alyson Fauske (WSB Project Manager – Moderator)**
- **Darin Manning (City of Shakopee – Available for Questions)**
- **Ryan Halverson (City of Shakopee – Available for Questions)**
- **Ed Youngquist (WSB Engineer)**
- **Lydia Ener (WSB Engineer – Minutes/Question Coordinator)**

Features for Attendees

- Question and answer opportunity after short presentation
- Computer users – “Raise Hand” function if wanting to speak
 - Provide typed comments, others can “like” or comment on these too
- On smartphone to perform “Raise Hand” function type *9
- Email option for those not wanting to speak or comment – Lydia Ener: lener@wsbeng.com
- Hosts have control over muting/unmuting
- Automatically muted when entering the meeting
- Webinar will be recorded and available on the City’s website

Project Location

- Maras Street
 - Hansen Avenue to 13th Avenue
- 13th Avenue
 - Stagecoach Road to the City boundary
- Hansen Avenue
 - Stagecoach Road and Maras Street
- Stagecoach Road
 - 350' north of Boiling Springs Lane to 550' south of 13th Avenue



Background and Existing Conditions

- Concerns with non-compliant septic systems and groundwater contamination
- Initiated by the City's Capital Improvement Plan and Utility Extension Action Plan
- Feasibility Report preparation was authorized on May 8, 2020
- No existing sanitary or watermain within the project area
- Properties are currently served mainly by well and septic
- Roadways show signs of aging and deterioration
- Storm sewer facilities exist throughout the project area



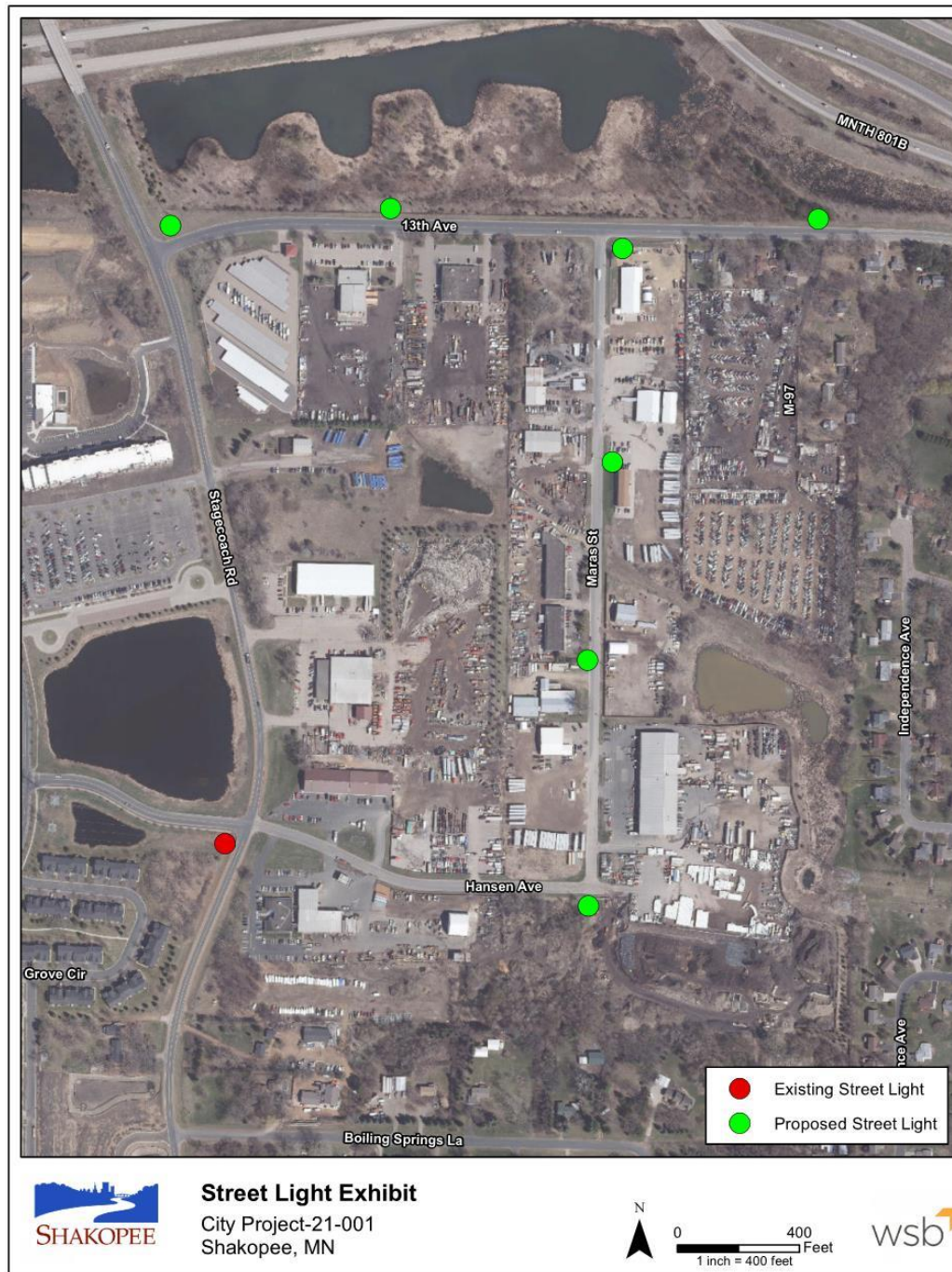
Proposed Improvements

- Extension of watermain and sanitary sewer on Maras Street, Hansen Avenue and 13th Avenue installed through open cutting and full roadway reconstruction
- Extension of watermain and sanitary sewer along the east side of Stagecoach Road
- Storm sewer casting replace and minor drainage improvements
- Install additional streetlights
- Sidewalk on Maras Street and Hansen Avenue

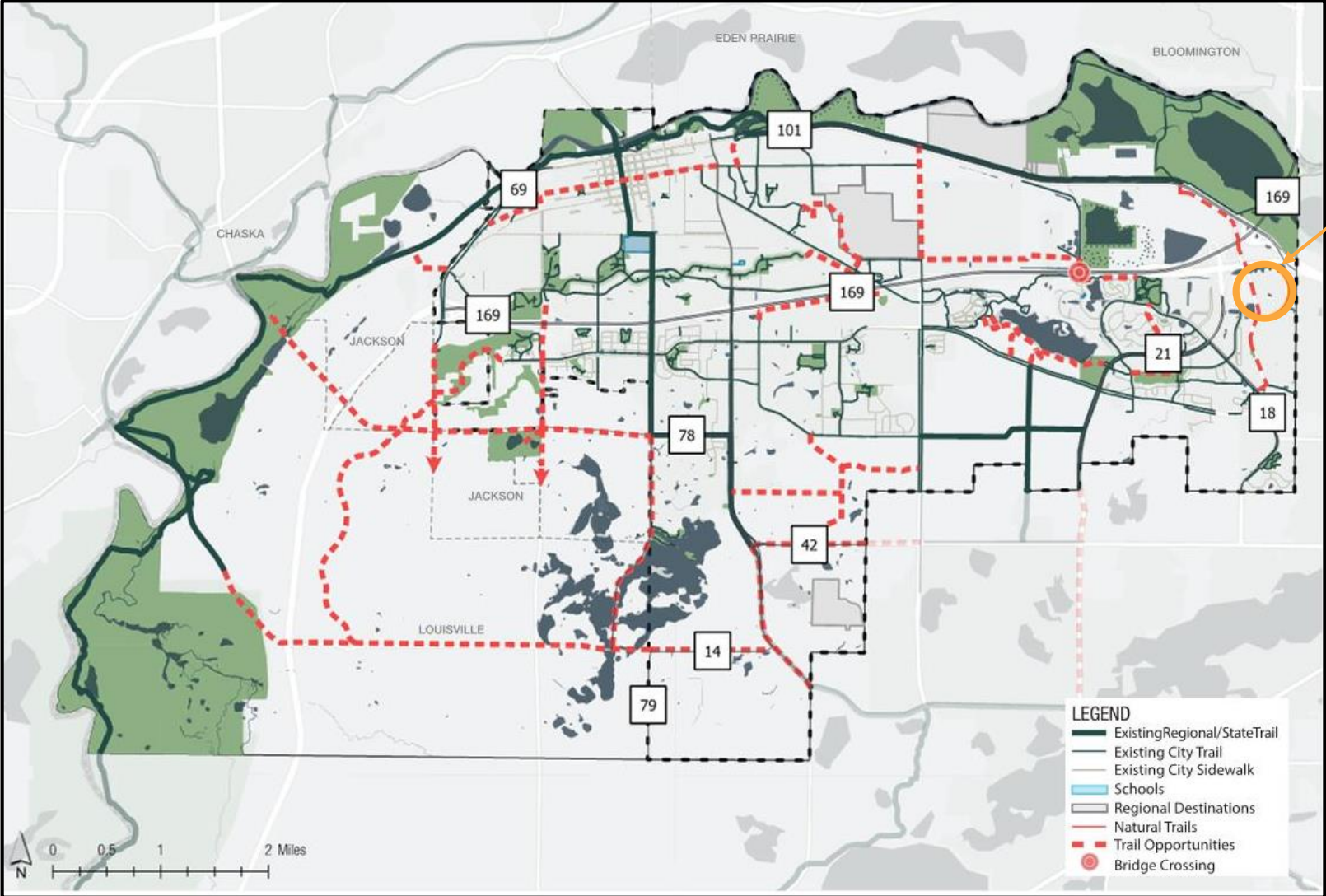
Proposed Improvements- Sanitary Sewer and Water Main



Proposed Improvements- Street Lights



Proposed Improvements- Sidewalks



Project Area



Proposed Improvements- Sidewalks



Project Costs

	Street Improvements (Maras St, Hansen Ave, Stagecoach Rd)	Street Improvements (13th Avenue)	Storm Sewer Improvements	Sanitary Sewer Improvements	Sanitary Lift Station Improvements	Water Main Improvements	Estimated Total
PROJECT COSTS							
Estimated Construction Cost Street & Utility	\$1,257,000.00	\$616,000.00	\$37,000.00	\$343,000.00	\$358,000.00	\$1,088,000.00	\$3,699,000.00
Contingencies (10%)	\$126,000.00	\$62,000.00	\$4,000.00	\$34,000.00	\$36,000.00	\$109,000.00	\$371,000.00
Administration, Engineering, Legal (28%)	\$387,000.00	\$190,000.00	\$11,000.00	\$106,000.00	\$110,000.00	\$335,000.00	\$1,139,000.00
Total Estimated Project Costs (Feasibility)	\$1,770,000.00	\$868,000.00	\$52,000.00	\$483,000.00	\$504,000.00	\$1,532,000.00	\$5,209,000.00

PROJECT FUNDING							
Special Assessments	\$531,000.00	\$868,000.00		\$483,000.00			\$1,882,000.00
Capital Improvements Fund	\$1,239,000.00						\$1,239,000.00
Storm Sewer Fund			\$52,000.00				\$52,000.00
Sanitary Sewer Fund					\$504,000 *		\$504,000.00
SPUC Water Fund						\$1,532,000.00	\$1,532,000.00
Total Estimated Funding (Feasibility)	\$1,770,000.00	\$868,000.00	\$52,000.00	\$483,000.00	\$504,000.00	\$1,532,000.00	\$5,209,000.00

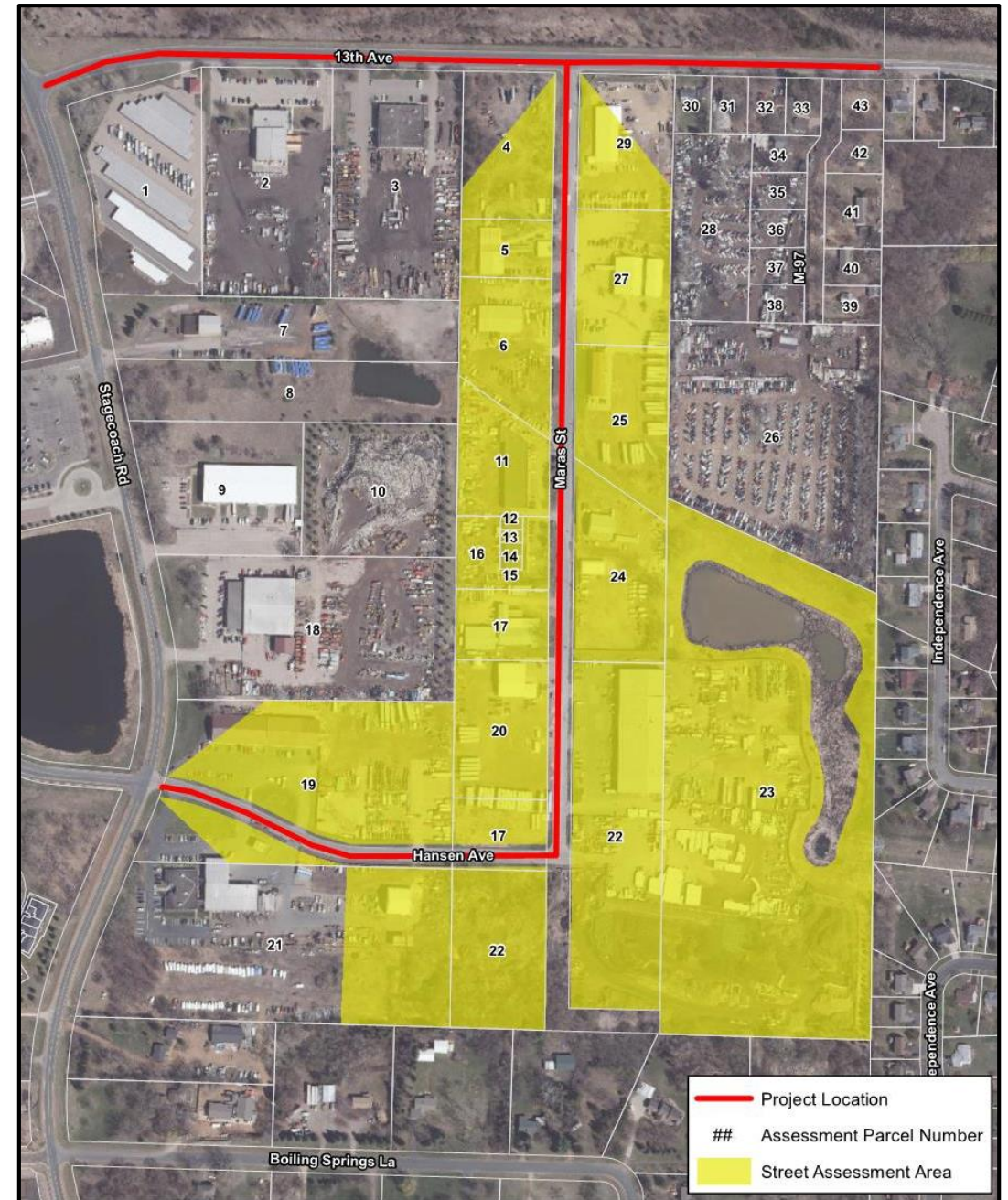
*Paid by Trunk Sanitary Sewer Charge, Lateral Sanitary Sewer connection Charge, and City Sewer Availability Charge

Proposed Assessments

Estimated Assessment Levied with the Project

Street Assessment- Maras St, Hansen Ave	\$4,581.00/Buildable Acre
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- 30% of street costs are assessed; the City pays the remaining 70%
- Wetlands and Right-of-Way areas have been removed from the Assessable Area
- The Street Assessment Area for Parcels 4 and 29 and Parcels 19 and 21 are based on the percentage of the property frontage to Maras Street and Hansen Avenue, respectively

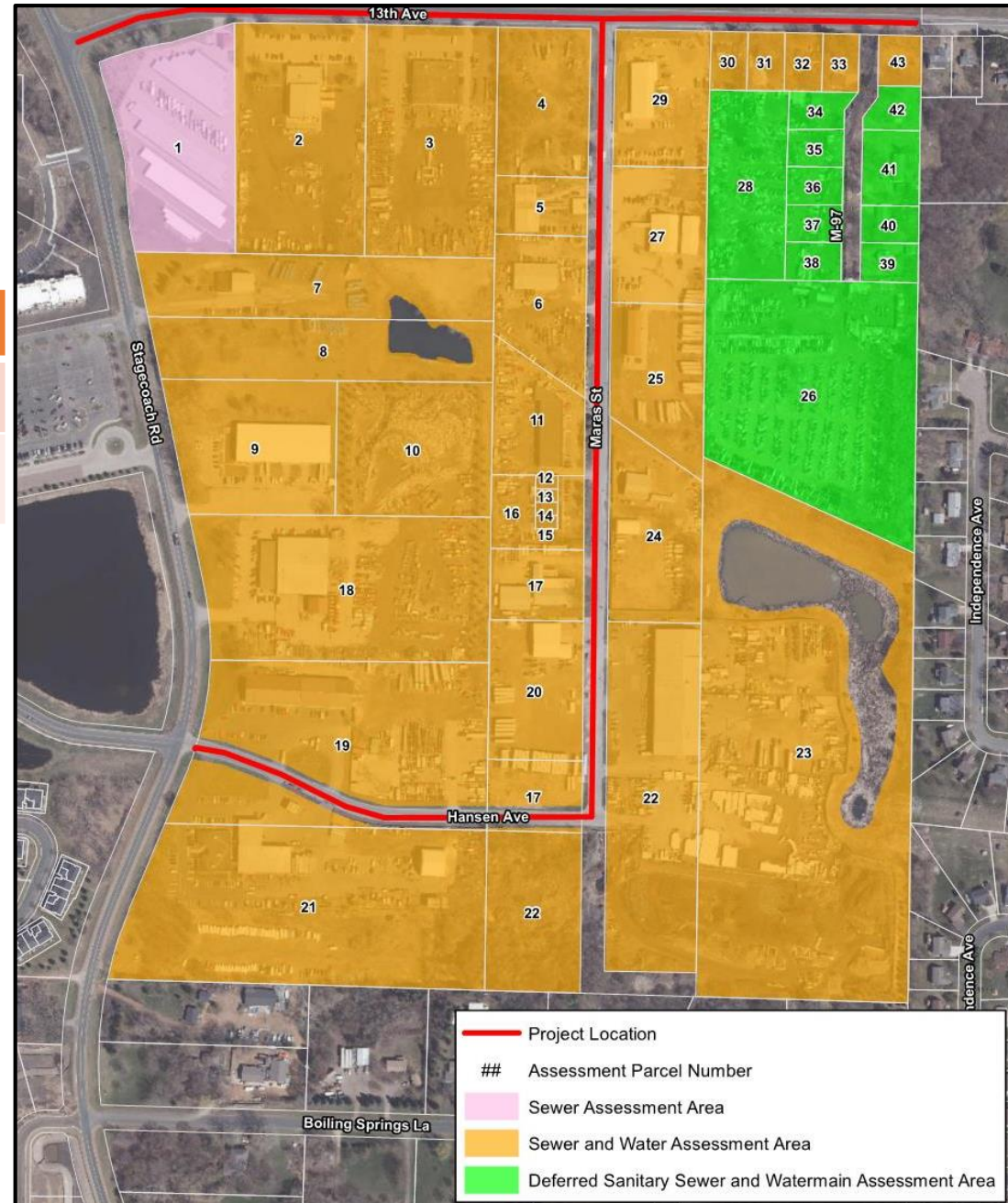


Proposed Assessments

Estimated Assessments Paid at the time of Connection

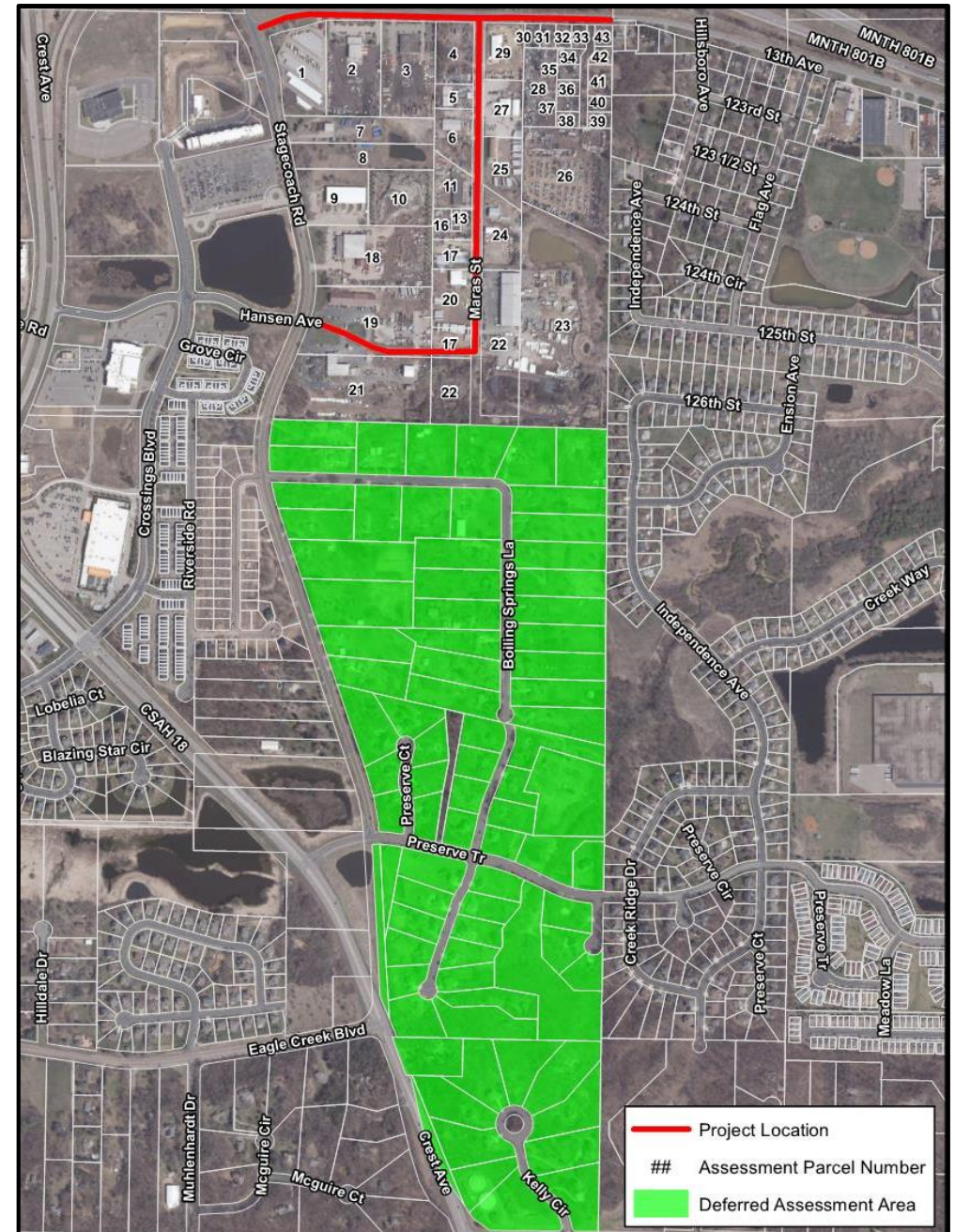
Sanitary Sewer Assessment	\$7,895.00/Buildable Acre
Watermain Assessment	\$16,958.00/Buildable Acre

- City pays for cost difference when sanitary sewer pipe is larger than 8”
- Wetlands and Right-of-Way areas have been removed from the Assessable Area
- Property-specific Assessments will be included in the Feasibility Report and presented at the Public Hearing



Deferred Assessments

- Lateral Sanitary Sewer Connection Charge
- Wetlands and Right-of-Way areas have been removed from the Assessable Area



Other Fees

Fees Collected at the time of Connection		
Trunk Sanitary Sewer Charge	\$2,982.00	/Buildable Acre
Lateral Sanitary Sewer Connection Charge (properties being served by the lift station)	\$380.00	/SAC unit
City Sewer Availability Charge	\$515.00	/SAC unit
Metropolitan Council Environmental Services Sewer Access Charge	\$2,485.00	/SAC unit
Trunk Water Charge	\$4,451.00	/SAC unit
Water Connection Charge	\$6,039.00	/SAC unit

Revised (8/31/2020)
per Acre

- Mixed Employment Center properties are estimated at 16 SAC units = 1 Buildable Acre
- Residential properties are estimated at 1 SAC unit = 1 Buildable Acre

Next Steps



Project Timeline

- Feasibility Report to the City Fall 2020
- Improvement Hearing Fall 2020
- Approve Plans/Authorize Bids Winter 2021
- Bid Opening Spring 2021
- Begin Construction Spring/Summer 2021
- Final Completion Fall 2021



Next Steps

- Finalize Feasibility Report and submit to City Council

Questions/Comments

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THANK YOU

